



**High Barn
Lowfield Lane, Beamsley
Skipton, BD23 6HT**



TO LET

Attractive Rural Office Accommodation

Extending to a Total of Approximately 162.11 sqm (1,745 sqft)

With On-Site Car Parking for 10 Vehicles and Benefitting from a Low-Cost Air Source Heat Pump, Modern Accommodation and Under Floor Heating

RENTAL: £22,000 Per Annum Exclusive (Plus VAT)

High Barn – Lowfield Lane, Beamsley, Skipton, BD23 6HT

LOCATION

Beamsley is conveniently situated just south of the A59, near Bolton Bridge and Bolton Abbey. It is approximately 1½ miles north of Addingham, 3 miles north of Ilkley and 4 miles east of Skipton. There are good vehicular communications via the A59, which links through to Harrogate in the east, Skipton, Settle, Ingletton and subsequently Kendal/M6 in the west but also via the A65 and A629, which give convenient access through to Ilkley, Otley, Leeds as well as Keighley and Bradford.

Beamsley, is a quiet rural village close to the River Wharf and the property has direct access from Lowfield Lane, which runs through the village linking Ilkley in the south through to the A59 to the north. The property is situated in a peaceful rural position overlooking farmland to the south and west.

DESCRIPTION

The property comprises a substantial former barn building which has been sympathetically converted to provide good quality office accommodation with excellent car parking facilities.

The building provides predominantly open plan accommodation, with a number of private/cellular offices, looking south across the nearby farmland.

The accommodation has the benefit of the following attributes: -

- Car parking for approximately 10 vehicles
- Air Source heat pump
- Under floor heating to ground floor
- Good quality staff area
- Extensive rural views
- Convenient rural location
- Air conditioning on both floors

ACCOMMODATION

The property provides the following approximate net internal floor areas:-

Ground Floor

Main office and 2 partitioned office areas	66.89 sqm	(720 sqft)
Kitchen	7.62 sqm	(82 sqft)
Toilet facilities	---	---
Coms room	---	---

First Floor

Large open plan office accommodation	87.61 sqm	(943 sqft)
Total Net Internal Floor Area Approx.	162.11 sqm	(1,745 sqft)

External

Large car parking area for approximately 10 vehicles

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices and Premises
Rateable Value: £16,500

The Uniform Business Rate for 2020/2021 is 50.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a term to be agreed. The lease to be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part 2.

RENTAL

£22,000 per annum exclusive plus VAT. Subject to Lease.

VAT

The property is understood to be registered for VAT and VAT will be chargeable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

B - 43

VIEWING

Strictly by prior appointment with the joint letting agents:-

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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